



City of Redmond Planning Commission December 14, 2005 Meeting Summary

Planning Commissioners in Attendance:

Kim Allen, Tom Hinman, Charlie McCarthy, Martin Snodgrass, Susan Petitpas, Suzanne Querry

Staff in Attendance:

Lori Peckol, Kim Dietz, Terry Shirk, Sarah Stiteler, and Rob Odle, Redmond Planning Department; Joel Pfundt, Redmond Public Works – Transportation

Guests in Attendance:

Richard Anderson, North Redmond Citizen Advisory Committee

Business Conducted:

Chair Snodgrass called the meeting to order at 7:00 p.m. The Commissioners approved the agenda. The Commissioners excused Commissioner Parnell. Commissioner Snodgrass asked if anyone wished to speak under Items from the Audience on any topic other than the North Redmond Neighborhood Plan update. Seeing none, Commissioner Snodgrass recused himself from Items from the Audience since he owns property in the North Redmond neighborhood.

Vice Chair Allen presided for Items from the Audience. Daryl Brenner, Mike Cooper, John Harkness, Stu Conzen, and Katy Ballard asked the Commission to reconsider their December 7 decision to maintain R-1 zoning for their properties. These speakers commented that R-4 zoning will result in a mix of housing types, is consistent with nearby zoning, and commented that little of their properties is actually constrained by critical areas. Some of the speakers commented that they have agreements pending based on R-4 zoning. Mr. Brenner also asked the Planning Commission to allow a fuel station in the North Redmond neighborhood. Sterling Leibenguth spoke regarding the proposed Square, commenting that a lot of residents' opposition to this is due to concerns about what it might look like. He supports having a neighborhood gathering place at this location, but is concerned about neighborhood commercial use.

Chair Snodgrass opened the study session on the City's Downtown High Capacity Transit (HCT) Study. Joel Pfundt, Principal Planner, briefed the Planning Commission on the Draft Preferred Alignment Summary Report, including the study purpose, scope of work, concept for the HCT alignment, and next steps. The Commissioners asked a questions regarding the potential for centralized parking structures, expected return in terms of private investment, expected timing, whether there was a need for turn arounds at the terminus, and other topics. Commissioner Hinman asked for a color copy of pages 12 and 16 in the report and Commissioner Petitpas asked about the expected routing for Overlake.

The Planning Commission held elections for vice chair since Commissioner Allen was elected to City Council. The Commission selected Commissioner Querry for vice chair.

Commissioner Snodgrass left the meeting.

Vice Chair Allen opened the study session on the North Redmond Neighborhood Plan update. Commissioner Petitpas facilitated the Commission's discussion, beginning with the question of whether to reconsider their decision on Issue 7, concerning R-1/R-4 zoning. By a 3-2 vote, the majority of the Commission agreed to reconsider this decision (Commissioners Petitpas, McCarthy, and Hinman voting in favor, Commissioners Allen and Querry opposed). The primary reason cited by the majority was the additional information provided under

public comment. One Commissioner also commented that he had taken another look at the area under consideration and was willing to re-consider. The Commissioners in the minority expressed concerns about the City's ability to effectively implement the critical areas regulations, commented that case-by case review of these kinds of zoning changes is preferable, and asked staff where the property owners' expectations for R-4 zoning came from? The Commissioners agreed to schedule continued discussion of this issue to a meeting when Commissioner McCarthy was available. For the next discussion of this issue, they also asked staff to provide maps of the proposed properties and critical areas and a response on the question of where property owners' expectations for R-4 zoning came from.

Commissioner Petitpas next turned to Issue 4 regarding extension of 183rd Avenue NE, noting that while the Education Hill Citizens Advisory Committee (CAC) supports extension, the North Redmond Citizen Advisory Committee does not. Sarah Stiteler, Senior Planner, briefed the Planning Commission on the Education Hill CAC's perspective. Richard Anderson, North Redmond CAC, recapped the CAC's concerns.

The Commission discussed the issue and agreed to add support for extension of 183rd Avenue NE to proposed policy N-NR-44 and the map of connections, reasoning that the potential improvement in connectivity was important.

The Commission then discussed a remaining question related to Issue 11 – The Square, regarding whether the zoning for properties surrounding the potential one-acre Square should remain as R-4 or change to R-8 if the property is part of a master plan in conjunction with The Square. The Commissioners agreed to keep the zoning at R-4, while supporting reconsideration of the zoning if the property is included as part of a master plan and is proposed at a later date after the neighborhood plan update. The Commissioners reasoned that greater density would be out of context at this location and expressed concern about significant resident opposition to this change.

Vice Chair Allen adjourned the meeting at 10:15 p.m.